

UNOFFICIAL COPY

WARRANTY DEED
Joint Tenancy for Illinois

NO. 221
September, 1975

GEORGE E. COLE
LEGAL FORMS

26921427

THIS INDENTURE, Made this 12 day of December
1983, between JOHN F. NIMS and BONNIE V. NIMS, his wife
3920 N. Lake Shore Drive

of the City of Chicago in the County of Cook and State of
Illinois parties of the first part, and JOHN F. NIMS, BONNIE V. NIMS
and FILLY ANNE NIMS
(NAMES AND ADDRESS OF GRANTEES)

parties of the second part:

WITNESSETH, That the parties of the first part, for and in consideration of the sum of
TEN (\$10.00) Dollars, in hand paid,
convey and warrant to the said parties of the second part, not in tenancy in common, but in joint
tenancy, the following described Real Estate, to-wit:

See legal attached hereto and made a part hereof.

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situated in the City of Chicago County of Cook, in
the State of Illinois, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption
Laws of the State of Illinois.

TO HAVE AND TO HOLD the above granted premises unto the said parties of the second part forever, not in
tenancy in common, but in joint tenancy.

Subject to covenants, conditions, restrictions and easements of
record and to general real estate taxes for 1983 and years following.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands
and seals the day and year first above written.

John F. Nims (SEAL)
John F. Nims

Bonnie V. Nims (SEAL)
Bonnie V. Nims

This instrument was prepared by Richard W. Larkin, 105 W. Madison, Chgo, IL 60602
(NAME AND ADDRESS)

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STATE OF ILLINOIS

STATE OF Illinois

ss.

COUNTY OF Cook

I, RICHARD W. LARKIN, a Notary Public in and for said County, in the

State aforesaid, DO HEREBY CERTIFY that JOHN F. NIMS and BONNIE V. NIMS

personally known to me to be the same person^s whose name^s are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as the free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given Under my hand and notarial seal this 12 day of December, 1983



Richard W. Larkin
Notary Public

26 921 427



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JAN-9-84 659504 • 26921427 • A - Rec 11:20

George E. Cole

Box _____

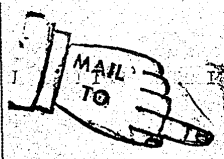
Warranty Deed
JOINT TENANCY FOR ILLINOIS

TO _____

ADDRESS OF PROPERTY: _____

MAIL TO: _____

John W. Farnell
1211 W. Farnell



GEORGE E. COLE
LEGAL FORMS
Chgo IL 60624

FLAIRWOOD CONDOMINIUM

UNIT NO. 1211-3 in Flairwood Condominium as delineated on the Survey of the following described parcel of real estate (hereinafter referred to as Parcel): that part of Lot 1 in Block 6 in Ingall's Subdivision of Blocks 6 and 5 in the Circuit Court Partition of the East Half of the Northwest Quarter of Section 32, Township 41 North, Range 14 East of the Third Principal Meridian in Cook County, Illinois, described as follows: commencing at the Northwest Corner of said Lot 1; thence East along the North Line of said Lot 1, 87.75 feet; thence South at right angles to the last-described Line, said Line also being a Party Wall Boundary Line, 21.17 feet; thence East at right angles to the last-described Line, said Line also being a Party Wall Boundary Line, 3.41 feet; thence South at right angles to the last-described Line, 21.68 feet; thence West at right angles to the last-described Line, 1.79 feet; thence South at right angles to the last-described Line, 21.56 feet to the Southerly Line of said Lot 1; thence Southwesterly along said Southerly Line of said Lot 1, 73.49 feet to the Southwest Corner of said Lot 1; thence Northwesterly along the Westerly Line of said Lot 1, 82.0 feet to the place of beginning; all in Cook County, Illinois; which Survey is attached as Exhibit A to the Declaration of Condominium Ownership for Flairwood Condominium made by the North Shore National Bank of Chicago, a national banking association, as Trustee under Trust Agreement dated December 5, 1978 and known as Trust No. 211, recorded in the Office of the Recorder of Deeds of Cook County, Illinois as Document No. 25319453, together with an undivided 6.5 per cent interest in said Parcel (excepting from said Parcel all the property and space comprising all the Units thereof as defined and set forth in said Declaration and Survey).

The said party of the first part (Grantor) hereby also grants to the said party of the second part (Grantee) and his (their) successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the Declaration of Condominium Ownership for Flairwood Condominium and Declaration of Condominium Ownership By-Laws for Flairwood Condominium Association; and the said party of the first part reserves to itself and its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property described herein, and the right to grant such rights and easements in conveyances and mortgages of said remaining property.

The said party of the first part (Grantor) hereby also grants to the said party of the second part (Grantee) and his (their) successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of the owners of said property created by the Declaration of Covenants and Easements and Declaration of Party Wall Rights and Obligations made by the said party of the first part dated December 21, 1979, and recorded in the office of the Recorder of Deeds of Cook County, Illinois, as Documents No. 25319452; and the said party of the first part reserves to itself, its successors and assigns, as rights and easements appurtenant to the remaining property described in said Declaration, the rights and easements thereby created for the benefit of the owners of said remaining property, and the right to grant such rights and easements in conveyances and mortgages of said remaining property.

This conveyance is made subject to: all rights, easements, covenants, conditions, obligations, restrictions and reservations contained in the aforesaid Declaration of Condominium Ownership, the same as though the provisions of said Declaration were recited and stipulated at length herein; The Condominium Property Act of the State of Illinois; all rights, easements, covenants, conditions, obligations, restrictions and reservations contained in the aforesaid Declaration of Covenants and Easements and Declaration of Party Wall Rights and Obligations the same as though the provisions of said Declaration were recited and stipulated at length herein; any and all other covenants, conditions and restrictions of record; any and all other private, public and utility easements; all zoning and building laws and ordinances; any rights of the public in and to any portion of the real estate for roads and highways; any encroachments; any and all leases and licenses affecting the real estate; general real estate taxes for 1979 and subsequent years; and special taxes and assessments, and any installments thereof, not yet due and payable as of the date hereof.

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